



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**534 KINGS ROAD
SCHENECTADY, NY**



FOR SALE

HIGHLY VISIBLE RETAIL BUILDING

Property Highlights

- Retail Deli/Convenience Store
- New Hood & Ansul System Installed
- Display Cases, Coolers, Deli Counters And More Included
- Close Proximity To Multiple Neighborhoods And A Large Apartment Complex

Demographic	1 Mile	3 Miles	5 Miles
Population	8,101	83,163	154,017
Households	3,927	34,647	64,769
Average H.H. Income	\$91,647	\$96,597	\$103,739
Daytime Employees	3,747	22,512	74,649
Source: ESRI			

Traffic Counts

Kings Road	6,526 AADT
Source: NYS DOT	

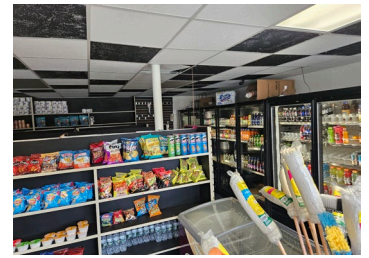
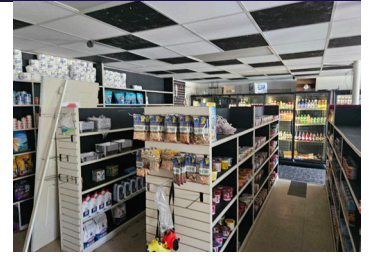
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FOR SALE

HEADING ACROSS TOP

Property Highlights

Address	534 Kings Road, Schenectady, NY	Fire Protection	Yes
Year Built	1984	Zoning	Commercial Mixed Use
Total Building SF	1,486	Stories	1
Construction	Cinderblock	Retail Position	Free Standing
Land Area	0.27± acres	HVAC	Forced Hot Air
Estimated RE Taxes	\$4,599	Utility Providers	Public Water & Sewer
Clear Height	10'		
Tax ID#	60.61-2-31		



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**For additional information, please
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